

**43 Paddock Parade, Cockburn Central, WA 6164**

**House For Sale**

Thursday, 4 January 2024



43 Paddock Parade, Cockburn Central, WA 6164

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 192 m2**

**Type: House**



Kasey Summers

0409108025

## Offers Above \$659,000

Kasey Summers welcomes you to 43 Paddock Parade, Cockburn Central! This stunning 3-bedroom, 2-bathroom home is the perfect opportunity for those looking for a modern and stylish property, being just 3 years old. Located in this emerging well designed estate, directly across the road from picturesque parklands, playground and BBQ facilities, this emerging area is located just a short walk to the Cockburn Train station. As you step inside, you'll be greeted by a spacious and light-filled living area, complete with beautiful hi-brid floorboards and ducted cooling and heating for year-round comfort. The open-plan design seamlessly connects the living, dining, and kitchen areas, creating a perfect space for entertaining family and friends. Plus a separate Theatre room located at the front of the home, giving you two separate internal living areas, perfect for families. The kitchen is a chef's dream, featuring a dishwasher, ample bench space, pendant lighting and upgraded 900mm modern appliances, overhead cupboards and the very practical laundry close-by. The adjacent dining area flows effortlessly onto the outdoor entertaining area, where you can enjoy alfresco dining and relax in the fully fenced courtyard. With paved outdoor dining area and pizza oven, overlooking spacious lawn area, just perfect for kids and pets. The master bedroom is a true retreat, boasting an ensuite and walk-in robe. The two additional bedrooms are generously sized and also feature built-in robes and a total of three toilets. Other features include: • Double carport • Gas instantaneous hot water system • Reticulated lawns and gardens Don't miss out on the opportunity to make this house your home!